

NEWPORT ZONING BOARD OF REVIEW

MONDAY, JULY 22, 2013 - 7:00 P.M.

CITY HALL COUNCIL CHAMBERS

AGENDA

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes:

June 24, 2013

IV. Communications:

V. Action Items:

Motion to modify the condition of approval for the PETITION OF SHANNON S. BLAIR, applicant and owner; for a variance to the dimensional requirements for permission to demolish a portion of the existing deck and maintain a 5' x 3' addition which will be located .5' from the east property line (10' required), 3.33' from the north property line, (20' required) and which will increase the lot coverage from 43% to 44%, (20% allowed) applying to the property located at 5 Prescott Pl., TAP 13, Lot 128, (R-10 zone) by eliminating the requirement to add bathroom windows.

Decisions (Receive, review, and sign)

PETITION OF ANDREW & DEBRA ACKERMAN, applicants and owners; SCALES & SHELLS, lessee; for a special use permit and a variance to the dimensional requirements for permission to construct an enclosure addition and an extension of a covered wheelchair ramp which will be located 0' from the south property line, (5' required), applying to the property located at 527 Thames St., TAP 35, Lot 196, (WB zone), (May-11)

PETITION OF ANDREW & DEBRA ACKERMAN, applicants, 47 WEST 14TH St. Corp., owners; for a special use permit and a variance to the dimensional requirements for permission to construct an enclosure addition and an extension of a covered wheelchair ramp which will be located 0' from the north property line, (5' required), applying to the property located at 537 Thames St., TAP 35, Lot 107, (WB zone), (May-12)

PETITION OF PAUL TILLEY, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to install a 8' X 10' shed which will be located 2' from the south and west property lines, (10' required), and replace an existing 2nd floor deck with a deck and stairway which will increase the lot coverage from 27% to 29%, (20% allowed) applying to the property located at 68 Eastnor Rd., TAP 41, Lot 229, (R-10 zone). (Jun-3)

VI. Continued Petitions:

PETITION OF KYLE GOODWIN, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 3' X 2.5' generator which will be located 3' from the east property line, (10' required) applying to the property located at 10 Narragansett Ave., TAP 35, Lot 211, (R-10 zone), (Mar-6)

PETITION OF JAMES RUGGIERI, applicant; 387 Thames Street, LLC, owner; for a special use permit for permission the convert the existing retail space into a fast-food restaurant applying to the property located at 387 Thames St., Unit R1, TAP 27, Lot 277-R1, (WB zone), (Apr-10)

PETITION OF TARIGO PROPERTIES, LLC, applicant and owner; A & O, Inc. d/b/a Asterisk Restaurant, Lessee; for a special use permit and a variance to the off-street parking requirements for permission to adding 198 sq. ft. of seasonal outdoor customer service area and provide 0 additional off-street parking spaces, (2 additional off-street parking spaces required), applying to the property located at 599 Thames St., TAP 39, Lot 90, (LB zone), (May-5)

PETITION OF RONNA LOWENSTEIN, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to install a standby generator which will be located 0'

from the north property line, (5' required), 0' from the east property line, (3' required) and which will increase the lot coverage from 49% to 50%, (45% allowed) applying to the property located at 40 William St., TAP 27, Lot 123, (R-3 zone). (Jun-2)

PETITION OF LINDA & CRAIG SCHILDER, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct 3rd story bedroom/bath addition and deck which will be located 7' from the south property line, 3.23' from the north property, (10' required), which will have a height of approximately 32.75' from the established grade, (30' allowed), and a 5.33' x 8.75', single-story rear addition which will be located 7' from the west property line, (20' required), 3.25' from the north property line, (10' required), applying to the property located at 57 Houston Ave., TAP 39, Lot 19, (R-10 zone). (Jun-5)

PETITION OF CLAYTON & NANCY DEUTSCH, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to install a standby generator which will be located 21' from the east property line, (50' required) applying to the property located on 2 Harbor View Dr., TAP 42, Lot 39, (R-120 zone). (Jun-7)

VII. New Petitions:

PETITION OF RONALD FLEMING, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a greenhouse building which will be located 10' from the north property line and 19.33' from the east property line, (20' required) applying to the property located at 304 Bellevue Ave., TAP 33, Lot 18, (R-20 zone).

PETITION OF AHMED & MAYA ALOMANI, applicants and lessees; OVIDIU & ANN BORDEIANU, owners; for a special use permit and a variance to the dimensional requirements for permission to erect an 18' diameter above-ground pool which will be located 3.5' from the east property line and 3' from the south property line, (10' required), and which will increase the lot coverage from 38% to 40%, (20% allowed) applying to the property located at 33 Slocum St., TAP 34, Lot 134, (R-10 zone)..

PETITION OF RONALD & JOHANNA BECKER, applicants and owners; for a variance to the dimensional requirements for permission to place a standby generator 7' from the north property line, (10' required), applying to the property located at 189 Rhode Island Ave., TAP 29, Lot 201, (R-20 zone).

PETITION OF NAVARRE HIEBEL, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 12' x 14' porch addition which will be located 8.3' from the east property line, (10' required), and which will

increase the lot coverage from 26% to 29%, (20% allowed) applying to the property located at 94 Ruggles Ave., TAP 40, Lot 333, (R-10A zone).

PETITION OF SALVE REGINA UNIVERSITY, applicant; SRU HOLDINGS, LLC., owner; for a special use permit and a variance to the dimensional requirements for permission to place a standby generator which will be located 3' from the east property line, (20' required), and 25' from the south property line, (50' required), applying to the property located at 15 Shepard Ave., TAP 36, Lot 37, (R-60 zone).

PETITION OF JONATHAN JEFFERY & BRIGID RAFFERTY, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a second floor addition which will be located 1.8' from the east property line, (10' required), applying to the property located at 17 Webster St., TAP 40, Lot 32, (R-10 zone).

PETITION OF GEORGE & EMILIE HINMAN, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct and living addition and a garage/breezeway which will be located 12.33' from the east property line, (50' required) and 23.33' from the west property line, (40' required), and which will increase the lot coverage from 8% to 12%, (10% allowed), applying to the property located at 1 Atlantic Ave., TAP

44, Lot 74, (R-40A zone).

PETITION OF JOYCE KIRBY & MICHAEL GRACE, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to place a standby generator 2.9' from the north property line, (10' required), applying to the property located at 51 Ayrault St., TAP 22, Lot 109, (R-10 zone).

PETITION OF PAMELA O'CONNER, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 10' x 13' bathroom addition which will increase the lot coverage from 20% to 21%, (20% allowed), applying to the property located at 88 Coggeshall Ave., TAP 36, Lot 121, (R-10A zone).

PETITION OF JOHN SHEA, applicant and owner; for a special use permit for permission to construct a new 150 s.f. rooftop deck applying to the property located at 21 Kay St., TAP 25, Lot 2, (R-10 zone).

PETITION OF JOHN & CYNTHIA LAFFERTY, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct approximately 600 s.f. of raised patio and living additions which will be located 2.33' from the north property line and 9.5' from the south property line, (10' required), and which will increase the lot coverage from 28% to 45%,

(20% allowed), applying to the property located at 42 Third St., TAP 12, Lot 257, (R-10 zone).

VIII. Adjournment: